

**ORDINANCE NO. 20081023-081**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11411 OLD SAN ANTONIO ROAD FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-2008-0196, on file at the Neighborhood Planning and Zoning Department, as follows:

A 4.355 acre tract of land, more or less, out of the Santiago Del Valle Grant, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 11411 Old San Antonio Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A residential treatment use is a prohibited use of the Property.

Except as specifically restricted under this ordinance, the Property may be developed and used, in accordance with the regulations established for the general office (GO) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on November 3, 2008.

**PASSED AND APPROVED**

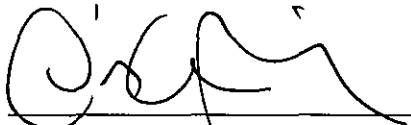
October 23, 2008

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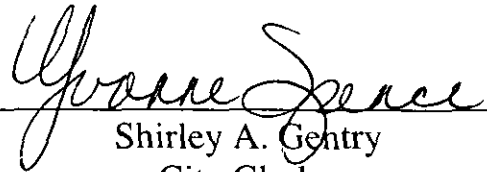
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk

EXHIBIT A  
FIELD NOTES  
4.355-ACRE TRACT

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT SURVEY, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1, BLOCK "B", DOUBLE CREEK VILLAGE BLOCK "B", A SUBDIVISION AS RECORDED IN DOCUMENT NO. 200600395 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a  $\frac{1}{2}$ " iron rod found on the east right-of-way line of Old San Antonio Road at the southwest corner of the above described Lot 1; Thence, with the east right-of-way line of Old San Antonio Road, N25°47'42"E a distance of 90.26 feet to a point for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, continuing with the east right-of-way line of Old San Antonio Road, the following three (3) courses:

- 1) N25°47'42"E a distance of 9.87 feet to a  $\frac{1}{2}$ " iron rod found at an angle point;
- 2) N11°05'06"E a distance of 195.33 feet to a  $\frac{1}{2}$ " iron rod found at an angle point;  
and
- 3) N25°38'29"E a distance of 223.62 feet to a point for the northwest corner of this tract;

THENCE S68°32'31"E a distance of 443.11 feet to a point for the northeast corner of this tract,

THENCE S21°27'29"W a distance of 425.00 feet to a point for the southeast corner of this tract;

THENCE, ninety (90) feet northerly of and parallel with the south line of said Lot 1, N68°32'31"W a distance of 425.00 feet to the POINT OF BEGINNING, and

containing 4.355 acres (189,715 square feet) of land, more or less.

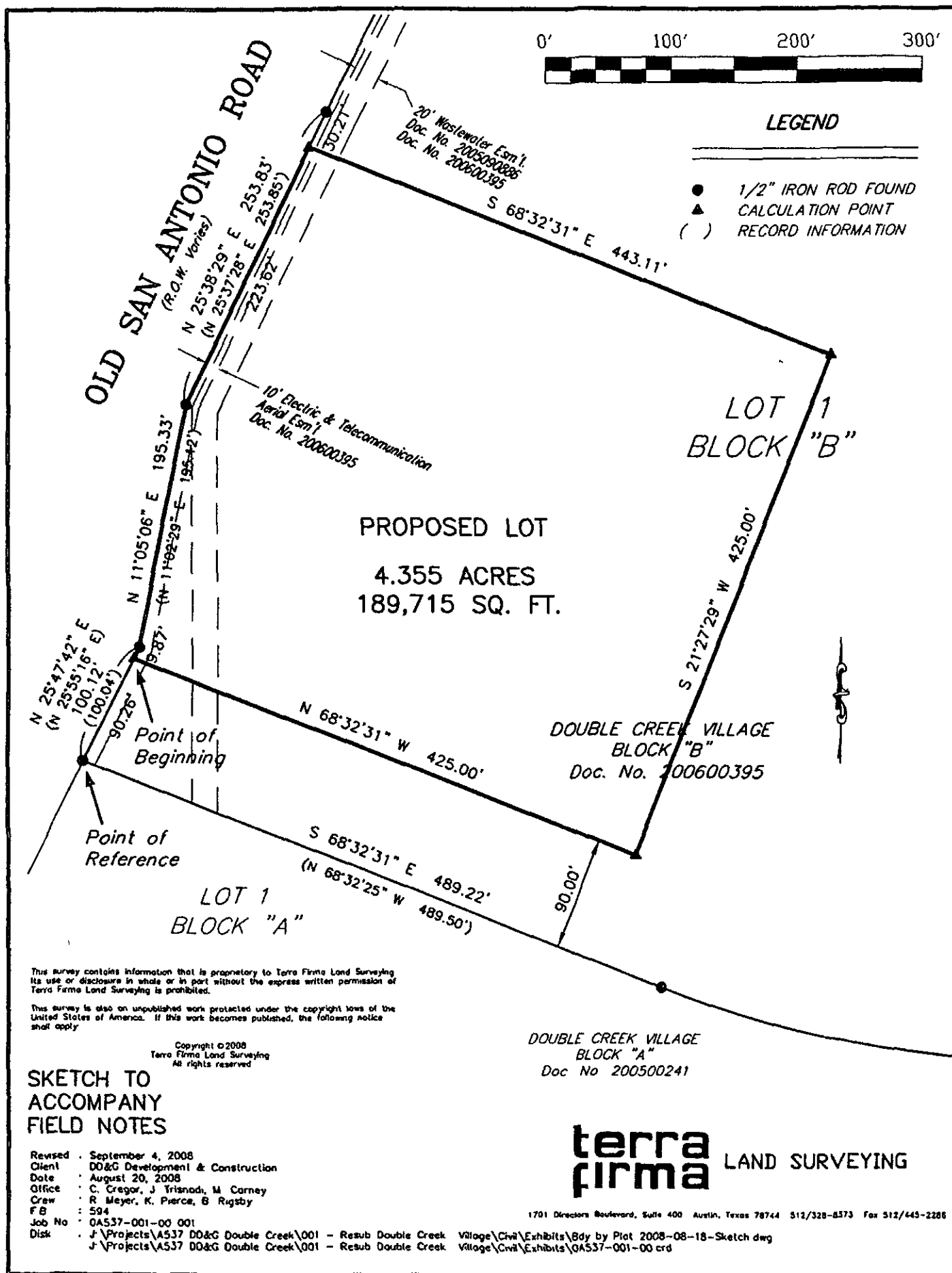
I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying from a survey made on the ground on August 19, 2008 and are true and correct to the best of my knowledge.

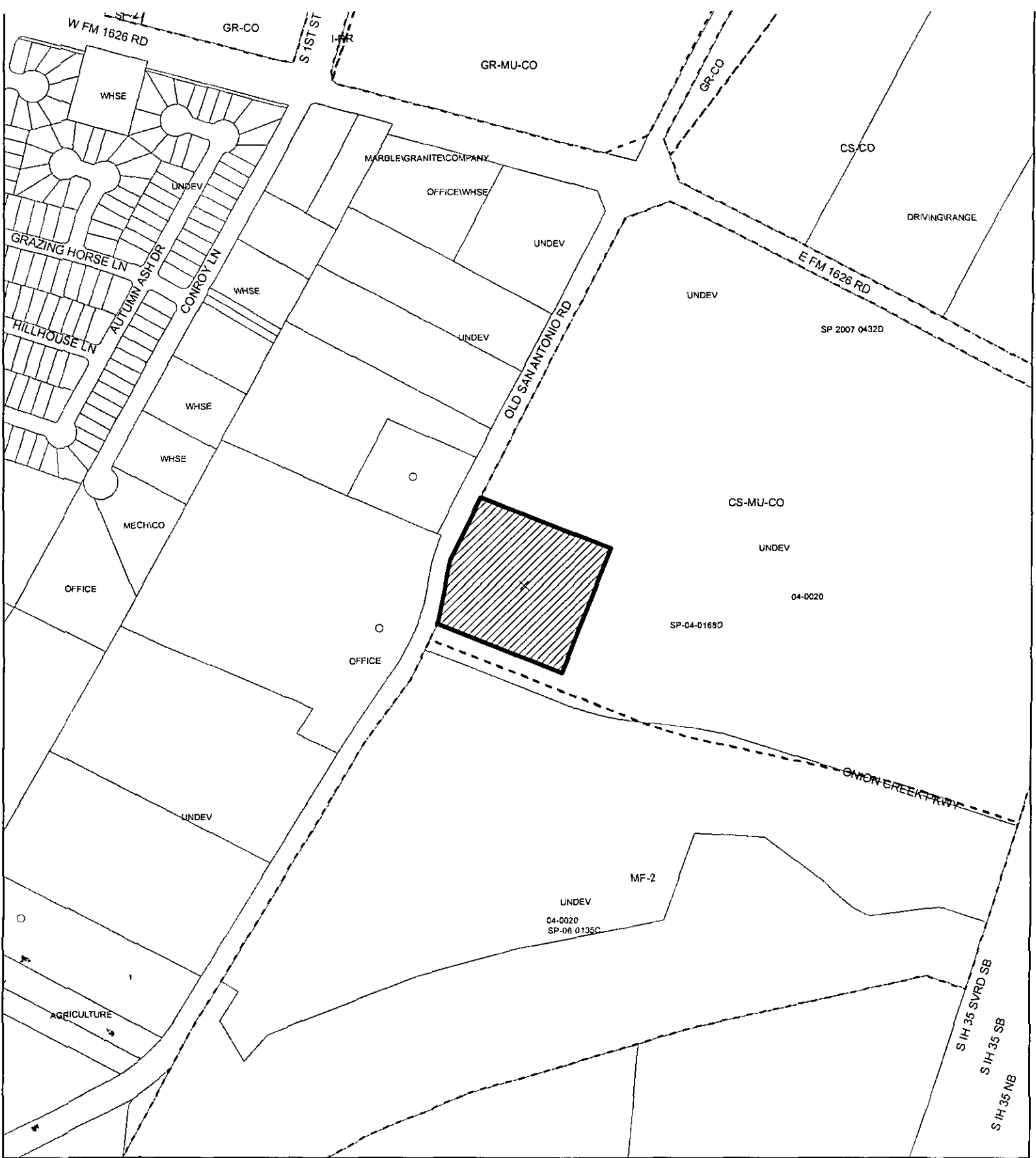
  
\_\_\_\_\_  
Craig C. Cregar  
Registered Professional Land Surveyor



9/4/08  
\_\_\_\_\_  
Date

Revised      September 4, 2008  
Client:      DD & G Development & Construction  
Date:        August 19, 2008  
WO No.:     0A537-001-00/001  
FB:          594  
File:        J:\PROJECTS\A537...CRD





## ZONING EXHIBIT B

 **SUBJECT TRACT**

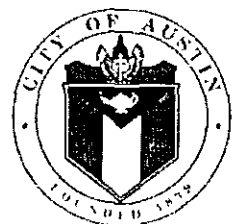
 **ZONING BOUNDARY**

 **PENDING CASE**

ZONING CASE# **C14-2008-0196**  
 ADDRESS **11411 OLD SAN ANTONIO RD**  
 SUBJECT AREA **4.355 ACRES**  
 GRID **F11**  
 MANAGER **W. RHOADES**

OPERATOR **S MEEKS**

This map has been produced by GIS Services for the sole purpose of geographic reference  
 No warranty is made by the City of Austin regarding specific accuracy or completeness



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1" = 400'